



At first glance

- Close to local hacking routes
- Close to village amenities
- Land
- Mains services connected
- Main road access
- 5 acres of paddocks and woodland

In detail

A rare opportunity to acquire 5 acres of pasture land with woodland, situated on the outskirts on Newnham on Severn and with direct access onto the A48.

The land offers a reasonably levelled area with connection to mains services (water and electric). There is also a composting Toilet and container with electric and water supply.

Located on the outskirts of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include Village shop, library, Galleries, Cafes, Pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Tenure: Freehold

Parking options: Off Street

Electricity supply: Mains

Water supply: Mains



**Please note**

The property is sold with any rights, easements or incidents of tenure which may affect it. Freehold with vacant possession upon completion.

Services

Mains water and electric believed to be connected - all interested parties will make their own enquiries.

** The services have not been tested. **

Viewings

Strictly via prior appointment with Hills.



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

